

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		EPHING ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	TSAI LEO L &		
Owner 2:	CHUANG BARBARA		
Owner 3:			
Street 1:	55 EPPING ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	TKS REALTY LLC & -		
Owner 2:	MCGOWEN CAROLINE A -		
Street 1:	24 FOX MEADOW LN		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .199 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2013, having primarily Vinyl Exterior and 2920 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8686		Sq. Ft.	Site		0	70.	0.78	5									476,408						476,400	
Total AC/HA:	0.19940			Total SF/SM:	8686		Parcel LUC:	101	One Family		Prime NB Desc	ARLINGTON							Total:	476,408		Spl Credit			Total:	476,400	

